

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/51 HASTINGS AVENUE BLACKBURN SOUTH VIC 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,282,000

Property type

Other

Suburb

Blackburn South

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1/20 FULTON ROAD BLACKBURN SOUTH VIC 3130	\$850,000	22-Apr-23
5/17-19 RENOWN STREET BURWOOD VIC 3125	\$837,000	08-Jul-23
3/235-237 BLACKBURN ROAD BLACKBURN SOUTH VIC 3130	\$788,000	30-Mar-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 19 September 2023



**1/20 FULTON ROAD BLACKBURN
SOUTH VIC 3130**

2 1 1

Sold Price

\$850,000

Sold Date

22-Apr-23

Distance

0.34km



**5/17-19 RENOWN STREET
BURWOOD VIC 3125**

2 1 1

Sold Price

^{RS} **\$837,000**

Sold Date

08-Jul-23

Distance

1.5km



**3/235-237 BLACKBURN ROAD
BLACKBURN SOUTH VIC 3130**

2 1 2

Sold Price

\$788,000

Sold Date

30-Mar-23

Distance

1.73km

RS = Recent sale

UN = Undisclosed Sale

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